

5-27-09 Input Primrose Meeting notes

HOUSING

- | Include more details and educational resources about housing rehabilitation options and programs available.
- | Discuss type of housing preferred: single-family housing vs. multi-family housing. Should duplexes be allowed? Review existing plan language and density standards for duplexes. Are there other amendments that were developed, but not adopted.
- | Consider design and installation standards for manufactured homes / trailers.
- | Limits on sizes of housing?
- | Consider allowing foundation-less trailers for farm workers or temporary use.
- | Work with county to allow repair or reconstruction of existing residences without farm income determination.
- | Allow for dependency living arrangements under conditional use permit, without using a density unit.
- | Make sure dependency living arrangements aren't abused to turn it into an apartment. Have CUPs for dependency living arrangements expire on sale of property.
- | Consider migrant farm worker residences. Should the plan address this?
- | Young families coming into town and older families needing different types of housing. Make sure that housing types in the town meet ages and demand.
- | Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for housing.
- | Explore alternative options for maintenance of aging housing, to supplement or substitute for assistance and/or loan programs.

INTERGOVERNMENTAL

- | Consider working with other communities on potential TDR options.

AGRICULTURAL RESOURCES DISCUSSION

- | Change "agriculturally productive lands" to "economically productive lands."
- | Provide a definition for agriculturally productive lands.
- | Look at Town of York (Green County or Dane County) language for landowners to sign document that they are in a farming area, with noises, odors, livestock in yards, etc as part of permitting process. Also look at existing Primrose driveway
- | Incorporate adopted town resolutions related to landowner notification into comprehensive plan.
- | Consider soil depth as part of definition of agriculturally productive lands.
- | Consider whether any history (one year?) of agricultural use is an adequate measure of best use of the land.
- | Define timeline as to when land was considered agricultural.
- | Single lots and farms may have differences in productivity.
- | CRP land often is on Highly Erodible Land that shouldn't be cropped, while CREP land is often in wetlands or lowlands. Should these lands be considered "productive agricultural lands?"
- | Include language to encourage compliance with existing county and state regulations regarding CAFOs.

NEXT STEPS

- | Land Use chapter June 29
- | Use adopted town land use plan as starting point or draft
- | Bring suggestions for clarifications based on other towns, department recommendations
- | Public input
- | Brainstorming, get ideas on tables, rather than debate
- | Debate and further discussion at future meeting
- | Include plan commission recommendation and other pending amendments in public input discussion